



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"Enriching Lives"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 9, 2003

IN REPLY PLEASE

REFER TO FILE: **PM-1**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LANCASTER JUVENILE COURT RENOVATION PROJECT  
APPROVE PROJECT AND APPROPRIATION ADJUSTMENT  
SPECS. 6615; C.P. 86629  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Find that the Lancaster Juvenile Court Renovation Project is categorically exempt under California Environmental Quality Act, as specified in Appendix G, Class 1, Subsection (d) of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, and authorize Public Works to deliver the project.
2. Approve the enclosed appropriation adjustments to reallocate appropriation and revenue in the amount of \$2,212,000 to the Lancaster Juvenile Court Renovation Project (Capital Project 86629) to be funded with \$297,000 from the Antelope Valley Dependency Court-Waiting Room project (Capital Project 77410); \$961,000 from Fifth District Capital Projects net County cost (Capital Project 77047); and \$954,000 from the Criminal Justice Facilities Temporary Construction Fund.
3. Approve the Lancaster Juvenile Court Renovation project (Capital Project 86629) to provide juvenile court operation offices and various building improvements in the amount of \$2,212,000 to be funded by Fifth

District Capital Project net County cost and Criminal Justice Facilities  
Temporary Construction Funds.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will allow Public Works to renovate the existing Lancaster Courthouse to consolidate the juvenile delinquency, dependency, and traffic court operations into one building on the campus.

In the summer of 2002, the Superior Court began discussions with the Chief Administrative Office to move the juvenile court operations to the Lancaster Courthouse building upon completion of the Michael D. Antonovich Antelope Valley Courthouse in the fall 2003.

Currently, juvenile court operations and associated County departments are provided space totaling approximately 14,500 square feet located in facilities that are adjacent to the existing Lancaster Courthouse building or leased off-site. The delinquency court operations consist of offices and one courtroom totaling approximately 5,900 square feet. The dependency court operations consist of offices and one courtroom totaling approximately 5,600 square feet. The supporting County departments and nonprofit agencies juvenile operations are in leased space totaling approximately 3,000 square feet.

Since 2000-01, the Antelope Valley has experienced a 19 percent increase in juvenile caseloads. The separate locations of the current court operations lack adequate space to accommodate the increased caseload and fail to provide the proximity desired for juvenile court operations.

During the past several months, options were reviewed to address the space requirements for juvenile court operations and other associated County departments in order to determine the most effective and efficient use of the current buildings. These options included moving the juvenile court operations to the fourth floor of the Michael D. Antonovich Antelope Valley Courthouse; construction of a new juvenile justice center on new property; and modification of facilities located at the Lancaster Courthouse site to accommodate current space requirements. The option of moving juvenile court operations to the Antelope Valley Courthouse was declined to avoid costly redesign of the building related to circulation and security separation of juveniles from the adult population. The option of constructing a new juvenile justice center was discarded due to prohibitive project costs.

It is recommended that your Board approve the renovation of the current two-story Lancaster Courthouse to provide space for two juvenile courts and one juvenile traffic court while accommodating the supporting departments in a single location serving the

Antelope Valley area. The proposed project will also abate hazardous material associated with the selective demolition of interior walls, ceilings, floors, and equipment. The renovation of interior spaces will include code-required upgrades to the building; mechanical, plumbing, electrical, fire and life safety systems; and ADA accessibility improvements. The proposed occupants of the renovated facility would be the juvenile court operations (including a child waiting area) as well as the supporting services and department operations of County Counsel, Children's Law Center, District Attorney, Public Defender, Alternate Public Defender, Children and Family Services, Court-Appointed Special Advocates, Sheriff, and Probation. The juvenile court operations, supporting services and department operations will utilize programming space of 16,100 sq. ft.

The proposed renovated facility will provide a consolidated location for juvenile court services in the Antelope Valley and reduce or eliminate the need to transport children to the Barry J. Nidorf Juvenile Hall in Sylmar and Edmund D. Edelman Children's Court in Monterey Park.

In order to meet an expedited schedule, Board-approved contracts will be used with Rachlin Architects for as-needed architect engineering services and Public Works Job Order Contracts for construction services. It is anticipated the project will be substantially completed in March 2004.

### **Implementation of Strategic Plan Goals**

These actions meet the Strategic Plan Goals of improving the infrastructure, providing services needed for the community and improving the work environment as this action will retain and expand use of existing County facilities in the local neighborhood.

### **FISCAL IMPACT/FINANCING**

The total estimated cost of the project, including construction, change orders, equipment, consultant services, and County services, is \$2,212,000.

Upon approval by your Board of the enclosed appropriation adjustment (Enclosure B) sufficient funds will be available in the Fiscal Year 2003-04 Capital Projects Budget, Lancaster Juvenile Court Project, Capital Project 86629, to encumber the as-needed design services agreement with Rachlin Associates and the Public Works Job Order Contracts for demolition and construction services. The Project Schedule and Budget Summary are detailed in Enclosure A.

The proposed project will be funded by \$1,258,000 in Fifth District Capital Project net County cost (Capital Projects 77410 and 77047) and a \$954,000 allocation from the Criminal Justice Facilities Temporary Construction Fund – Other Charges.

### **Operating Budget Impact**

Upon completion of the proposed project each department will be responsible for its share of building operation costs. However, the Departments of Family and Children's Services and Alternate Public Defender as a result of terminating office leased space, will benefit from approximately \$48,000 savings annually.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Not applicable.

### **ENVIRONMENTAL DOCUMENTATION**

The project is categorically exempt as specified in Appendix G, Class 1, Subsection (d), of the Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, which allows for the alteration of existing public facilities involving negligible or no expansion of use beyond that previously existing at the facility.

### **CONTRACTING PROCESS**

On July 29, 2003, your Board approved awarding and authorized the Director of Public Works to execute an as-needed architectural engineering agreement with Rachlin Architects for a not to exceed fee of \$300,000.

Public Works will use Board-approved Job Order Contracts to provide the demolition and construction work for the renovations.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works contracts.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services since the building will be vacated with the opening of the Michael D. Antonovich Antelope Valley Courthouse in October 2003.

The Honorable Board of Supervisors  
October 9, 2003  
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**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

JK:vmg

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Enc.

cc: Executive Office  
Alternate Public Defender  
County Counsel  
Department of Children and Family Services  
Department of Public Social Services (GAIN/GROW Program)  
District Attorney  
Office of Affirmative Action Compliance  
Probation Department  
Public Defender  
Sheriff's Department  
Superior Court

October 9, 2003

**ENCLOSURE A**

**LANCASTER JUVENILE COURT RENOVATION PROJECT  
APPROVE PROJECT AND APPROPRIATION ADJUSTMENT  
SPECS. 6615; C.P. 86629  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Needs Assessment	N/A
Project Feasibility	N/A
Project Program*	09/15/03*
Design	
Demolition Documents	11/24/03
Construction Document Submittal	01/13/04
Jurisdictional Approval	01/28/04
Construction	
Demolition	01/28/04
Renovations Substantial Completion	03/31/04
Renovation Complete	04/21/04
Project Acceptance	05/31/04

\*Indicates completed activity.

## II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	
Construction	
(a) Demolition	\$ 287,000
(b) Construction	\$ 1,175,000
(c) Change Orders	\$ 194,560
Subtotal	\$ 1,656,560
Equipment and Furniture	\$ 193,000
Plans and Specifications	\$ 156,440
Consultant Services	\$ 10,000
Miscellaneous Expenditures	
(a) Reproduction Services	
(b) Legal Advertising	
Subtotal	\$ 0
Jurisdictional Review and Plan Check	\$ 10,000
County Services	\$ 186,000
<b>Total</b>	<b>\$ 2,212,000</b>

**ENCLOSURE B**  
**APPROPRIATION ADJUSTMENT**  
**FISCAL YEAR 2003-04**  
**3 – VOTES**

**FINANCIAL SOURCES**

Capital Projects/Refurbishments Budget  
Trial Courts (0)  
Rfurb-Lancaster Juvenile Court Project  
Crim. Just. Fac. Temp. Cnst FD/CP  
A01 – CP – 86629 – R402  
\$954,000.00 Increase Revenue

Capital Projects/Refurbishments Budget  
Trial Courts (0)  
AV Dependency Court-Waiting Room  
A01 – CP – 77410 – 6014  
\$297,000.00 Decrease Appropriation

Capital Projects/Refurbishments Budget  
Various Projects (0)  
Various Fifth District Improvements  
A01 – CP – 77047 – 6014  
\$961,000 Decrease Appropriation

**FINANCIAL USES**

Capital Projects/Refurbishments Budget  
Trial Courts (0)  
Rfurb-Lancaster Juvenile Court Project  
Fixed Assets – Building & Improvements  
A01 – CP – 86629 – 6014  
\$2,212,000.00 Increase Appropriation



**ENCLOSURE B**  
**APPROPRIATION ADJUSTMENT**  
**FISCAL YEAR 2003-04**  
**3 – VOTES**

**FINANCIAL SOURCES**

Criminal Justice Facilities  
Temporary Construction Fund  
Services and Supplies  
B09 – AO – 40020 – 2000  
\$954,000.00 Decrease Appropriation

**FINANCIAL USES**

Criminal Justice Facilities  
Temporary Construction Fund  
Other Charges  
B09 – AO – 40020 – 5500  
\$954,000 Increase Appropriation